

ORDINANCE NO. 20100826-076

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4600 MANCHACA ROAD FROM FAMILY RESIDENCE (SF-3) DISTRICT TO LIMITED OFFICE-MIXED USE-CONDITIONAL OVERLAY (LO-MU-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from family residence (SF-3) district to limited office-mixed use-conditional overlay (LO-MU-CO) combining district on the property described in Zoning Case No. C14-2010-0077, on file at the Planning and Development Review Department, as follows:

A 4.840 acre tract of land, more or less, out of certain lots in Western Trails Section 1 Subdivision, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 4600 Manchaca Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

B. The following uses are conditional uses of the Property:

Cultural services	Day care services (commercial)
Day care services (general)	Safety services
Private primary educational facilities	

C. The following uses are prohibited uses of the Property:

Administrative & business offices	Art gallery
Art workshop	Bed & breakfast residential (Group 2)
Communications services	Congregate living
Condominium residential	Convalescent services
Counseling services	Duplex residential
Group residential	Hospital services (limited)
Medical offices (exceeding 5000 s.f. gross floor area)	Medical offices (not exceeding 5000 s.f. gross floor area)
Multifamily residential	Professional office
Residential treatment	Retirement housing (large site)
Retirement housing (small site)	Single family attached residential
Small lot-single family residential	Software development
Townhouse residential	Two-family residential
Urban farm	

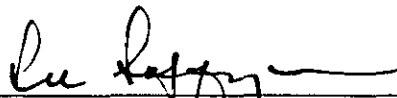
Except as otherwise specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the limited office (LO) base district, the mixed use combining district, and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on September 6, 2010.

PASSED AND APPROVED

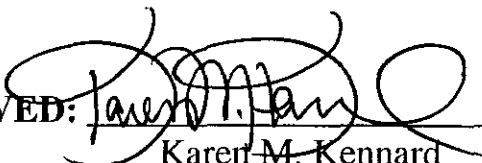
August 26, 2010

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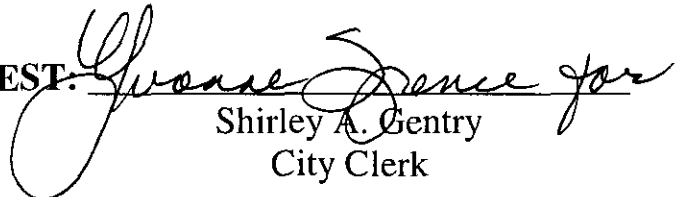
Lee Leffingwell
Mayor

APPROVED:



Karen M. Kennard
Acting City Attorney

ATTEST:



Shirley A. Gentry
City Clerk

EXHIBIT "A"
LEGAL DESCRIPTION

BEING 4.840 ACRES OF LAND OUT OF PORTIONS OF LOTS 5, 14, 15, AND ALL OF LOT 32, BLOCK A, WESTERN TRAILS SECTION 1; A SUBDIVISION RECORDED IN BOOK 7 PAGE 63 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND A PORTION OF THAT CERTAIN 4.154 ACRE TRACT OUT OF THE JAMES TRAMMEL SURVEY, NUMBER 4, BEING DESCRIBED IN INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2008141729 OF THE OFFICIAL PUBLIC RECORDS AND BEING COMPRISED OF THOSE CERTAIN FOUR TRACTS OF LAND DESCRIBED AS 1.00 ACRE TRACT DESCRIBED IN VOLUME 1212 PAGE 366 OF SAID DEED RECORD, 1.85 ACRE TRACT DESCRIBED IN VOLUME 1447 PAGE 199, 1.71 ACRE TRACT DESCRIBED IN VOLUME 1823 PAGE 90 AND 0.03 ACRE TRACT DESCRIBED IN VOLUME 2678 PAGE 377 ALL OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAVE AND EXCEPT THOSE CERTAIN TWO TRACTS OF LAND DESCRIBED AS 0.27 ACRE RECORDED IN VOLUME 1849 PAGE 115; AND 0.16 ACRE RECORDED IN VOLUME 1914 PAGE 488 BOTH OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 4.840 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY A METES AND BOUNDS DESCRIPTION IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

BEGINNING at a ½" iron pipe found at the intersection of the present south right of way of Cimarron Trail and the present east right of way of Cactus Lane, same being the northern most corner of the aforementioned 4.154 acre tract, same being the northern most corner and PLACE OF BEGINNING hereof;

THENCE with the present south right of way of Cimarron Trail, S 62°12'37" E a distance of 451.05 feet to a ½" iron rebar found and S 62°19'58" E a distance of 20.00 feet to a calculated point at the intersection of the present south right of way of Cimarron Trail and the west right of way of Manchaca Road for the northeast corner hereof;

THENCE with the west right of way of Manchaca Road and the east line of said 4.154 acre tract, S 27°31'58" W a distance of 375.21 feet to a calculated point for the southeast corner of said 4.154 acre tract and the southeast corner hereof;

THENCE with the south line of said 4.154 acre tract, N 62°28'02" W a distance of 20.00 feet to a concrete monument found at the intersection of the west right of way of said Manchaca Road and the south line of said 4.154 acre tract, same being the northeast corner of the aforementioned Lot 32 and an interior ell corner hereof;

THENCE with the west line of said Manchaca Road, same being the east line of said Lot 32, S 27°32'24" W a distance of 79.99 feet to a ½" iron rebar found at the common east corner of said Lot 32 and Lot 31 Block A of said subdivision for the southern most corner hereof;

THENCE with the common line of said Lots 32 and 31, N 62°14'27" W a distance of 140.00 feet to a 60D nail found at the common corner of said Lots 15, 32, 31 and Lot 16, Block A of said subdivision for an angle point hereof;

THENCE over and across said Lots 15, 14 and 5 the following four (4) courses:

1. N 67°37'09" W a distance of 68.60 feet to a fence post for an angle point hereof;
2. N 48°30'49" W a distance of 104.75 feet to a 60D nail set in the common line of said Lots 15 and 14 for an angle point hereof;
3. N 52°05'19" W a distance of 72.62 feet to a ½" iron rebar set in the common line of said Lots 14 and 5 for an angle point hereof;
4. N 28°38'40" W a distance of 88.44 feet to a ½" iron rebar set in the common line of said Lot 5 and said 4.154 acre tract for an angle point hereof;

THENCE with the south line of said 4.154 acre tract, N 62°11'35" W a distance of 29.08 feet to a ½" iron rebar set for an angle point hereof, and from which a concrete monument found in the current southeasterly right of way of Cactus Lane at the northern most corner of said Lot 5 bears: N 62°11'35" W a distance of 36.24 feet;

THENCE leaving the common line of said Lot 5 and said 4.154 acre tract, over and across said 4.154 acre tract, N 26°28'50" W a distance of 28.90 feet to a ½" iron rebar set in the current southeasterly right of way of said Cactus Lane for the southwest corner hereof;

THENCE with the current southeasterly right of way of said Cactus Lane the following two (2) courses:

1. along a curve to the left an arc distance of 185.37 feet to a ½" iron rebar found at a point of tangency hereof, said curve having a radius of 296.28 feet and a chord that bears: N 45°30'58" E a distance of 182.36 feet.
2. N 27°31'55" E a distance of 184.77 feet to the PLACE OF BEGINNING hereof, containing a calculated area of 4.840 acres of land, more or less.

THIS LEGAL DESCRIPTION IS TO BE USED WITH THE ATTACHED SURVEY MAP ONLY.

BEARING BASIS: STATE PLANE COORDINATE SYSTEM: TX CENTRAL ZONE

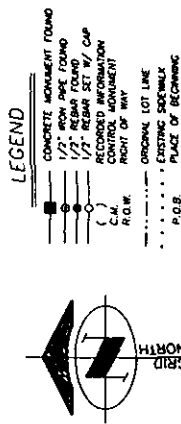

Victor M. Garza RRES 4740

5-5-10

Date

B & G Surveying, Inc.
1404 W. North Loop Blvd.
Austin, Texas 78756
Phone (512) 458-6969
Fax (512) 569-1129

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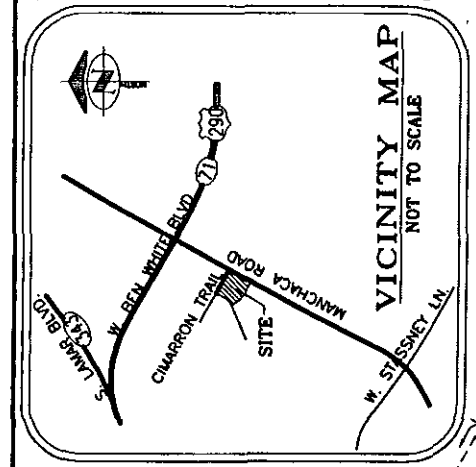


LEGEND

- CONCRETE MONUMENT FOUND
- 1/2" IRON PIPE MONUMENT
- 1/2" REBAR SET BY CAP
- RECORDED INFORMATION
- EXISTING LOT LINE
- PROPOSED LOT LINE
- PLACE OF BEGINNING

CURVE TABLE	
C1	CH=N 64°32'49" E 10.63' R=296.28 A=10.63
C2	CH=N 45°30'58" E 182.36' R=296.28 A=182.36
C3	CH=N 89°07'40" W 43.89' R=50.00 A=43.89
C4	CH=N 38°26'17" W 40.71' R=50.00 A=40.71
C5	CH=N 50°00' W 40.31' R=50.00 A=40.31
C6	CH=S 40°59'20" W 40.31' R=50.00 A=40.31

LINE TABLE	
L1	N 65°25'35" E 55.56'
L2	N 65°24'23" E 10.54'
L3	N 67°25'43" W 50.00'
L4	N 67°11'42" W 49.94'
L5	N 27°29'27" E 50.20'



AUSTIN PUBLIC SCHOOLS
CALLED 5.057 ACRES

CIMARRON TRAIL
(50' R.O.W.)
S 67°12'37" E 51.05'

CACTUS LANE
(50' R.O.W.)
N 27°31'37" E 105.07'

WOODLAWN BAPTIST CHURCH OF AUSTIN
4.840 ACRES
ARE: 10833 SQ. FT.
PROPOSED LOT 1
BLOCK A

MANCHACA ROAD
R.O.W. VARIES
S 27°31'58" W 375.21'
SIDEWALK EASEMENT PER 3902/1389
S 27°31'58" W 375.21'

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VICTOR M. GARZA RPLS 4740

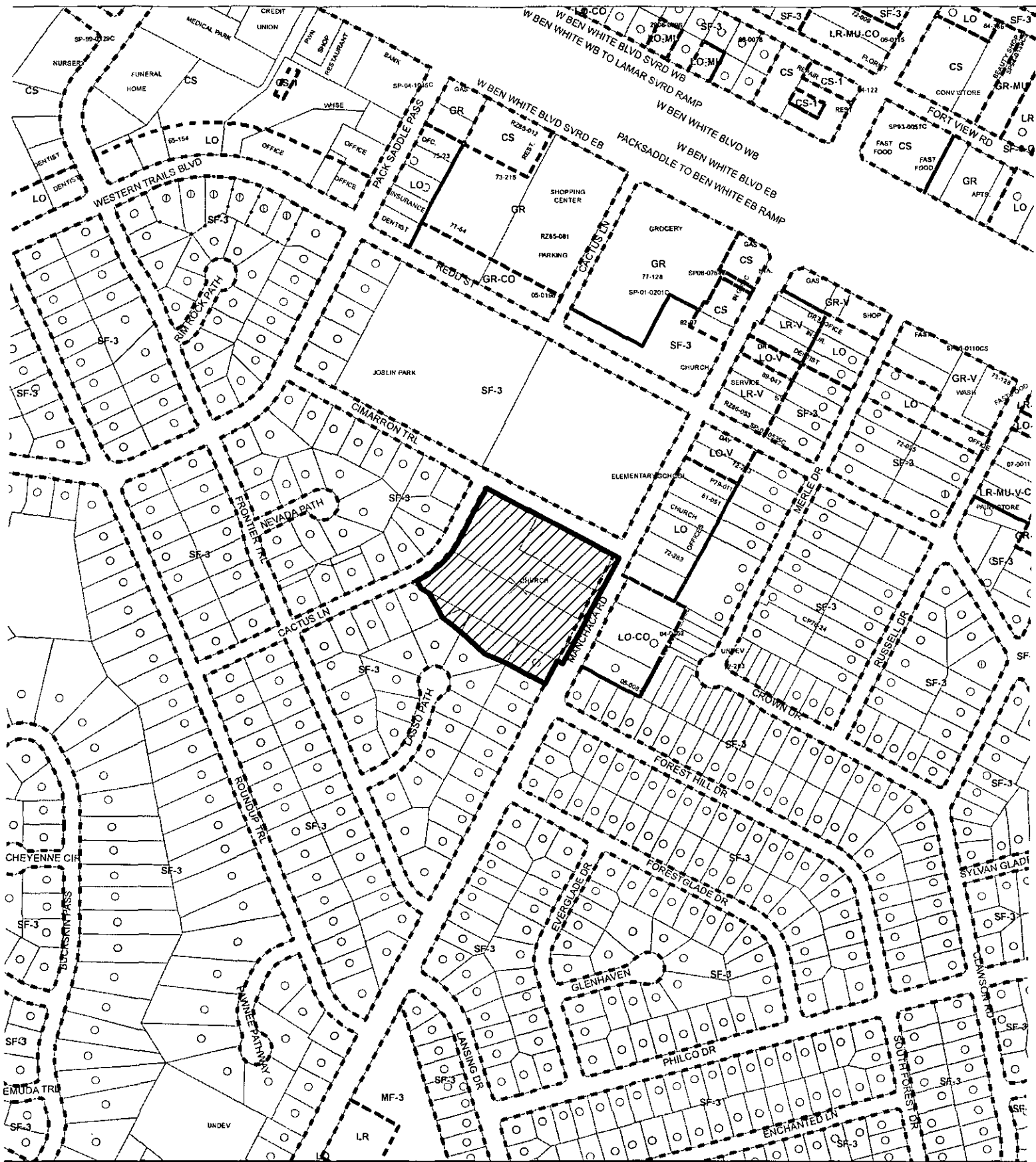
LASO PATH
(50' R.O.W.)
N 71°59'50" W 201.66'

DATE: 05/05/2010
JOB # B0500710_TA
B&C Surveying, Inc.
Victor M. Garza RPLS
Office: 512-458-6969
Fax: 512-458-9845
1404 West North Loop Blvd.
Austin, Texas 78756

WILSON & LURLEAN MILLER
8808 COLBERG DR
AUSTIN, TX 78745

WOODLAWN BAPTIST CHURCH
4618 MANCHACA RD
AUSTIN, TX 78745

N: 10055024.60
E: 3099417.17



ZONING

EXHIBIT B
 ZONING CASE#: C14-2010-0077
 LOCATION: 4600 MANCHACA RD
 SUBJECT AREA: 4.840 ACRES
 GRID: F18-19 & G18-19
 MANAGER: WENDY RHOADES



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1" = 400'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.